

HOMIES AND HOMIE SITES ON LONG ISLAND

LONG BEACH

40 Minutes from Pennsylvania Station to the Cool Broad Atlantic



Furnished Cottages to Rent, \$900 Up. Cottages For Sale, \$8,500 Up.

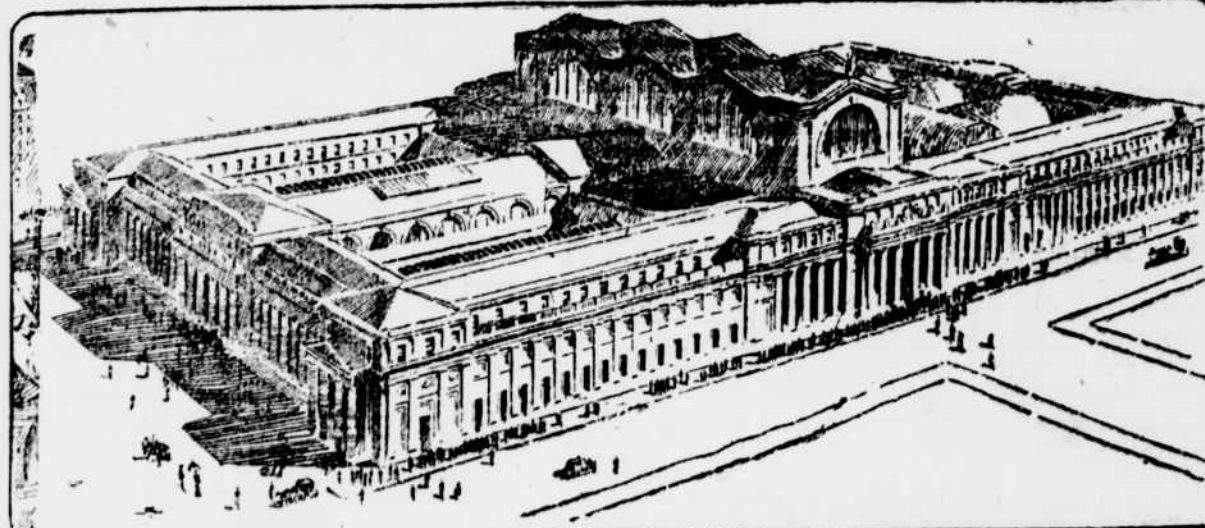
ESTATES OF LONG BEACH

WILLIAM H. REYNOLDS, President

Telephone 1050 Murray Hill

Cor. 42nd St. and Lexington Ave.

FOLLOW THE CROWD—



The remarkable exodus of people from the city to Long Island homes is more conspicuous this year than ever before. They are happy to leave behind the noise, the stifling heat of Summer, the impure air, to enjoy the health, beauty and ideal environments which the great open country affords. Isn't it natural, then, that they should select a suburban section that others have tested and praise so highly, and where could they find a more delightful country than

ON LONG ISLAND

There is ample room on Long Island for every man to have a home of his own, and to have a bit of a vegetable and flower garden. Improvements in rapid transit, sanitary measures, restrictions against nuisances, and the erection of pleasant and tastefully designed houses and cottages only were needed to lure people of moderate means and quiet tastes into this healthful region. It is now a common occurrence for men to attend to their business in New York or Brooklyn throughout the day, and in thirty or forty minutes from the time of leaving the office in the afternoon to be swinging in the hammock under one's own elms or maples, inhaling a strong sea air, sweetened in its passage across miles of fields and woods, and enjoying the peaceful pleasures of rustic life.

These country towns are not only agreeable and healthy, but the majority of them have stores, large roomy schools, churches of all denominations, electric light and gas, water, clubs, and are in every way better places for a family than the noisy, bustling, and immoral city. The Pennsylvania Station, 7th Avenue and 33d Street, uptown, and the Subway trains to Brooklyn (Flatbush Ave. Station) for those in business downtown, are admirably located for quick and convenient travel.

SEND FOR NEW BOOK—Embellished with numerous half-tone reproductions from photographs of actual views on Long Island, free upon application at L. I. R. R. ticket offices, in Arcade of 42 Broadway and Fifth Ave. Building, N. Y., or mailed on receipt of 10c. postage by the General Passenger Agent, Long Island R. R. Room 374, Pennsylvania Station, New York.



You Ought to Know

that the one place which offers you more and better advantages than any other suburb of New York is

GARDEN CITY

An established community—attractive as a place of residence all the year. Noted for its landscape gardening, well kept parks and beautiful boulevards. Schools—public and private—among the best in the country. The famous Garden City Golf Club and the Salisbury links. The finest suburban hotel in America. Modern sanitary sewer and drainage system. Drinking water so pure that it is bottled and sold in large quantities.

Garden City is thoroughly restricted; absolutely no objectionable features. Several stations, excellent electric service to both uptown and downtown New York.

Over \$3,000,000

have been expended in improvements during the past two years

Plots of various sizes at lower prices per square foot than can be found in any other first-class place around New York.

Houses for sale, \$7,500 and up. Terms to suit purchaser. Houses for rent, \$50 and up.

For further information apply to

GAGE E. TARBELL

320 Fifth Avenue

Tel. 7944 Madison

SALTAIRE

THE CHILDREN'S PARADISE



PRICE, INCLUDING LARGE PLOT, \$1,000.

SALTAIRE is on Fire Island Beach close to the State Park and the famous Light House, directly opposite Bay Shore, and within commuting distance. All salt water sports, boating, surf and still water bathing, fishing, duck and snipe shooting.

It is the unique, carefully restricted seashore resort of reasonable price, WITH ACTUAL OCEAN FRONT AND ACTUAL BAY FRONT, and its artistic, inexpensive bungalows (ranging in price, including large plot, from \$1,500 upwards) have water, gas and sewers and city conveniences. No assessments.

FURNISHED BUNGALOWS FOR RENT

Be our guest for a day at SALTAIRE. Trains leave Pennsylvania Station and Flatbush Av. at 10.30 A. M. week days and Sundays. Write or call for tickets, particulars and photographs.

FIRE ISLAND BEACH DEVELOPMENT CO.,
Marbridge Bldg., Broadway and 34th St., New York. Tel. Greeley 1607.

BELLMORE ON THE SOUTH SHORE

10 MILES FROM NEW YORK CITY LINE
LOTS RIGHT AT THE DEPOT \$189
OUR PROPERTY ADJOINS THE LONG ISLAND R. R. STATION

Finest Suburban Homesites within commuting distance. Most convenient location and the greatest bargains ever offered.

WE ARE ALSO OFFERING
Bellmore Farms
ADJOINING
FREEPORT
and MERRICK
\$5 DOWN, \$2 A MONTH
School, bathhouse, stores adjoining property. Cheap commutation. Nothing better near New York for chicken farm or market garden.
FREE TITLE INSURANCE POLICY TO EVERY PURCHASER.
Call or write for ILLUSTRATED BOOKLET, FREE RAILROAD TICKETS, &c.
CADMAN H. FREDERICK, President,
LONG ISLAND REALTY CO.,
11 WARREN STREET, NEW YORK.

This Elegant Dutch Bungalow

on Large Plot in Beautiful Belle Terre for \$7,000.



WAMPAGE SHORES

Sands Point L. I. R. R. Station Port Washington

REPRESENTS THE HIGHEST TYPE

OF

ACTUAL RESIDENTIAL WATERFRONT

45 Minutes from New York.

A number of plots of 1-2 acre and larger extend directly to the fine clean, white sand beach, which slopes gently to the water. A substantial sea wall protects the garden and lawn. Unlike other waterfront properties, WAMPAGE SHORES, with its rich soil, affords luxuriant growth of lawn flowers, trees and shrubs. Every feature which makes country life attractive is installed. Nothing is left undone to make WAMPAGE SHORES the most desirable location for a permanent home. See WAMPAGE SHORES as our guest.

S. OSGOOD PELL & CO.

Tel. 5610 Bryant 542 Fifth Avenue

A QUICK SALE AT SACRIFICE.
A number of plots of 1-2 acre and larger extend directly to the fine clean, white sand beach, which slopes gently to the water. A substantial sea wall protects the garden and lawn. Unlike other waterfront properties, WAMPAGE SHORES, with its rich soil, affords luxuriant growth of lawn flowers, trees and shrubs. Every feature which makes country life attractive is installed. Nothing is left undone to make WAMPAGE SHORES the most desirable location for a permanent home. See WAMPAGE SHORES as our guest.
C. W. DUMONT, 27 Cedar St.

FREE PROPERTY SCHEME

Babcock Tells About Giving Land Without Cost.

M. G. Babcock, president of the M. G. Babcock Company, Inc., made out a statement yesterday answering the criticism in regard to giving away of property at Lake Ronkonkoma by his company. The statement in part reads:

There has been more or less criticism in the last year or two regarding the giving away of land, especially around New York City. While we know nothing of the merits of any other company's land which they claim to give away, the company of which I am president owns and controls many acres at beautiful Lake Ronkonkoma, on Long Island, which it has given as a result of word contests in the last few years. Probably more than three hundred people have received land from our company sufficiently large to put up a bungalow, without it having cost them a single cent. So far as we are concerned, it is an advertising plan similar to hundreds of other plans conducted by large firms all over the country to promote their own business.

There is a class of people who always delight in knocking the successful, and who always delight in knocking anything which seems unusual to them. They have an idea at once there must be something wrong behind any giving plan. This is not true. The success of all such plans is the carrying out to the letter and spirit the entire scheme made. It is not a question of values; it is not a question as to whether a person will go and immediately build on the land that is given; it is simply a question whether promises are fulfilled. The plan is to give away land in many cases we know of they do use it for bungalows and camps, and without a doubt any land given away or sold within a reasonable distance of New York must have a present value very large, and will probably have a future value away beyond the expectation of any one now living. Transportation improvements, state roads, the automobile, trolley and other methods will increase. In my estimation, all land within a radius of one hundred miles to a wonderful and unheard of value when completed within a few years.

MAILED ANYWHERE IN THE UNITED STATES for \$2.50 a year.

PRICE \$5,700 — PLOT 100 x 140



—7 ROOMS AND BATH—

"Selling like Sixty"

Nowhere else—search where you will—can you find such attractive, convenient, practical and artistic low-cost suburban homes as we are daily selling at beautiful



LONG ISLAND

Notwithstanding the unprecedented demand, we have concluded to continue selling every one of our 1912 series of cottages and bungalows at prices and on terms that will dispose of them quickly.

THERE ARE ONLY A FEW OF THESE LOW-PRICED HOMES LEFT. If you are among those prospective purchasers who are "thinking it over" you will protect your own interests by acting NOW.

These artistic cottages are located on plots 100x140 feet. Each contains four large cheerful sleeping rooms, modern bathroom, large living room with open fireplace, dining room, kitchen fully equipped: hot and cold water, laundry tubs, electric light fixtures, tastefully decorated throughout, furnished with screens, shades and chandeliers. High class workmanship throughout.

All located within walking distance of the station, Lakes, Casino, Yacht Harbor, Bathing Pavilion and other attractions of "Brightwaters." They may be purchased upon small cash payment—the balance like rent.

DON'T WAIT! DON'T WAIT! If you would own one of these perfect homes, where you may enjoy the many recreational features which beautiful "Brightwaters" so gloriously affords—ACT AT ONCE!

Readers of THE TRIBUNE are invited to visit "Brightwaters" as our guests. Write or telephone Greeley 3204 for reservations.

Album of Snapshots No. 18
Mailed Free upon request.
Brightwaters Auto Buses
at Bayshore Station.

T. B. ACKERSON CO.
"Developers of Choice Properties
and Builders of Homes of Merit."
New York Office: 1 West 34th St.

CONTINUOUS PROGRESS

Marks the Path of the

WINDSOR LAND and IMPROVEMENT CO.

Since our remarkable announcement of one year ago we have made a 50% increase in production in our sales department.

In the year 1911 we sold home building sites on LONG ISLAND amounting to \$2,100,762.05, which was approximately a 50% gain over the year 1910. This year we are nearly 50% ahead of 1911 sales for the corresponding period. For the first 18 weeks, ending Tuesday, April 30th, 1912, our sales amount to \$760,844.00. We have every reason to expect that 1912 will close with sales amounting to \$3,600,000.00.

WHAT IS THE SIGNIFICANCE OF THIS GREAT SUCCESS? It is that the Windsor Land and Improvement Co. is offering to the buying public most desirable property at prices that are fair and equitable and on terms that bring a purchase within the reach of the man of moderate means.

The office personnel, and especially the salesmen, are permanently employed. They devote their time and energy exclusively to the selling of Long Island Home Real Estate. This in itself is a guarantee of satisfactory dealings. It is fully appreciated by the public, as shown by our greatly increased sales.

The substantial character of this company and the desirability of its property therefore offer an opportunity for financial gain to purchasers and salesmen alike that is not surpassed anywhere.

If the Long Island real estate situation, with all its attractions, appeals to you, as it surely must, we shall be glad to send you some valuable literature on the subject. Address Publicity Department, 224 West 34th St., N. Y. C.

WINDSOR LAND and IMPROVEMENT CO.

D. MAUIER McLAUGHLIN, President.

Main Office: Times Building, Broadway and 43d St.
Brooklyn Office: Temple Bar Building, 44 Court St.
PENNSYLVANIA TERMINAL OFFICE: 224-226 WEST 34TH ST., NEW YORK.
We have developments at Larchmont, Valley Stream, Hempstead, Rockville Centre, Floral Park, East Rockaway, Oceanside, Rosedale and St. Albans.

This is an educational contest wherein each person entering has an equal opportunity to win one of our



GIVEN AWAY AT RONKONKOMA

"The Lakewood of Long Island"

This is a REAL DEVELOPMENT IT COSTS YOU NOTHING

To Try in This Contest of Wits.

How Many Words Can You Form from the Letters Contained in the Word "HEALTHFULNESS"?

AWARD—The two persons sending in the largest number of correct words will each receive a deed for one lot situated near LAKE RONKONKOMA, known as the "Lakewood of Long Island," where there are bathing and boating, and is a most beautiful section for bungalow sites; the terminus of the great Motor Parkway and palatial clubhouse. Improvements are constantly being made.

THE CONDITIONS governing this contest are simple. No foreign words or abbreviations can be used, nor can the same letter be used twice in any word unless appearing twice in the word "Healthfulness." Words should be arranged in columns and numbered. Give correct name and address.

NOTICE—In the event of a tie of two or more contestants, an award of the same kind and value as that offered will be made to each so tied, provided there is no collusion.

Former successful contestants are not eligible. We reserve the right to make additional awards should the papers submitted seem to justify this course in the judgment of the Company.

A small fee is charged for recording deed, etc., etc. There is absolutely no other charge or string connected with this advertisement.

There is no obligation whatsoever upon the part of any of the successful contestants to buy land, but should they do so, the lot awarded will be placed next to the one or more purchased by them, and a deed given for it when the others are paid for.

We do not publish a list of the winners for obvious reasons, but any contestant may inquire at our office in person, and full information will be given.

We have more than two hundred letters of commendation from successful contestants filed in our office, which may be seen upon request.

We reserve the right to select all lots awarded in this contest. The judges in this contest will be two parties absolutely disinterested.

Contest will close Saturday, May 11, at 12 o'clock noon.

M. G. Babcock Co.
9 EAST 42d Street, N. Y. City

Copyright 1912—M. G. BABCOCK DEPARTMENT T.

Come out and see the new

Woods Section

we are now opening up in

Kensington, Great Neck

Grand old oaks, beeches, birches, lindens and maples, many of them one hundred feet high, completely shade every plot.

\$100,000 harbor and water front park, with motor boat landing, bathing beach, swimming pool, tennis courts and casino, now being constructed.

Half a million dollars already expended for houses and street improvements.

A sanitary sewer system costing nearly \$100,000 gives perfect drainage to every house.

By Long Island R. R. 20 minutes from the Pennsylvania Station by electric trains through the East River tunnels.

By Automobile—From Queensboro Bridge take Jackson Avenue and Broadway through Flushing, Bayside, Douglass and Little Neck to Lakeville Road; then turn north, continuing straight ahead past Great Neck Station.

Write, call or telephone 5000 Greeley for our Kensington booklet.

Rickert-Winlay Realty Co.,
45 West 34th Street.

ADVERTISEMENTS AND SUBSCRIPTIONS for The Tribune received at their Up-town Office, No. 124 Broadway, between 26th and 37th sts., until 6 o'clock p. m. Advertisements received at the following branch offices at regular office rates until 6 o'clock p. m., viz.: 204 8th Ave., s. e. cor. Telephone Office.

234 st., 158 8th Ave., cor. 12th st.; 104 East 14th st.; 237 West 42d st., between 7th and 8th Aves.; 202 West 125th st.; 1035 3d Ave.; 1708 1st Ave.; near 58th st.; 187 East 120th st.; 756 Tremont Ave.; 680 3d Ave., and any American District Telegraph Office.